

ITEM#: \_\_\_\_\_  
FISCAL IMPACT: \_\_\_\_\_  
FUNDING SOURCE: \_\_\_\_\_  
ACCOUNT #: \_\_\_\_\_  
BUDGET OPENING REQ'D

**ISSUE:**

S-25-2007 – Reunion Woods PUD

**SYNOPSIS:**

Applicant: Jeff Mansell  
Proposal: Final Plat Approval  
Location: 3639 South 5600 West  
Zoning: R-1-8

**BACKGROUND:**

The Reunion Woods Subdivision is a senior community consisting of 24 units on 4.19 acres. The project has an overall density of 6.2 units per acre which is similar to other senior projects approved in the City. The subdivision is being proposed as a planned community with private streets, and open space areas.

Access to the development will be gained from 5600 West. The developer has been coordinating access with UDOT. There are presently two existing dwellings on 5600 West that will gain access through the new development. The applicant will be responsible to coordinate this access and all new improvements with these property owners. The internal street system will be private and access to all dwellings will be through a series of limited driveways. The limited points of access from the private street will add additional landscaping and character to the subdivision.

Buildings will be comprised of 4 units. The architecture is somewhat similar to the Valley View Villas and Hunter Villas communities. The minimum dwelling size will be 1500 square feet as specified in the development agreement.

Building materials will consist of 100% masonry products. According to submitted building elevations, chosen materials will consist of stone, stucco and hardi plank. The developer is looking at two color schemes. Although the proposed colors are somewhat similar, there are enough differences to create an attractive look between buildings.

The developer has submitted a landscape and amenity plan. The developer believes that the senior environment would benefit from a paved walking path, gazebo, benches and open space areas for children and/or grandchildren to play.

The developer is proposing to fence the perimeter of this development. Senior communities that have been approved in past years have all had perimeter fencing. To create the privacy that the developer is seeking, he is proposing a 6-foot vinyl fence. Although color is not something that is generally discussed, staff would suggest using a tan color to unify the overall development.

The density proposed for this site will require the developer to participate in the TDR program. As specified in the development agreement, the applicant will need to resolve this issue as part of the subdivision process. The developer continues to work with staff to resolve this issue.

**RECOMMENDATION:**

The Planning Commission approved this application.

**SUBMITTED BY:**

Steve Lehman, Current Planning Manager